

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
March 18, 2002

PRESENT: Dave Wakeman, Chairman Mark Decker
 Terry Janicz Andy Kelkenberg
 Tom Cowan Don Hoefler
 John Potera
 Don Folger, Code Enforcement Officer
 Bill Walworth, Deputy Building Inspector
 Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:30pm. Minutes were reviewed from the March 4th meeting. Mark motioned to approve the minutes with a minor correction, Terry seconded and all approved.

The board reviewed the revised site plan for the Rattles to Reading Day Care project. Pat Bittar will fax a copy of the minor comments from the county. The entrance furthest to the south will be a singlewide one-way entrance for the busses to enter.

The board discussed the drainage issue regarding the subdivision they reviewed on Davison Rd. at the March 4th meeting.

Dave informed the board that the Town Board would like for the planning board members to attend the public hearing regarding the Comprehensive Master Plan on March 25th at 7:00pm.

The board met with Pat Bittar, Mr. and Mrs. Tatara, and John Culbertson regarding the request for a 10 lot major subdivision on the corner of Stage and Schutt Rds. The lot furthest to the south contains some wetlands. Currently, Mr. Tatara is waiting for proposals to have that area delineated. Depending on the results, this lot may be unusable. There are 6 5-acre lots and 3 that are approximately 2 acres. The 10th lot has Mr. Tatara's house on it. The board informed Mr. Tatara that he must address the fact that his lot only has 110' of road frontage. He will need to get a variance, attach 40' from across the road, or purchase 40' from the neighbor to the south. The current plan shows swales between each lot that will connect across the rear of the lots and carry any water to the southwest corner. Don questioned cutting 15'-20' paths through the woods for these swales. There was no historical and/or archeological significance found. Wendell has only done a preliminary study. Becky will write a memo to the town board recommending that the coordinated SEQR process begin.

The board met with Kelly Schultz to review his plans to build a pavilion and enclose a portion of another pavilion. The enclosed pavilion will contain 11 10'x30' units with a garage door and rear man door. These will be used for vendors to house their wares and easily pull them out underneath the covered area to sell. Mr. Schultz is only planning on building one of these at this time, but if they prove to be a success, there may be more. He will provide the board with a site plan/master plan for this parcel (the one to the west of the event center). On the parcel to the east of the event center, Mr. Schultz would like to construct another pavilion. This one will be

40'x120' with garage doors to close in the entire building if desired. There will be no restrooms or water. There will be electric overhead lights in the building. Even though Mr. Schultz has a master plan, the board requested that an individual site plan be submitted for each of the pavilions. They would like to see details such as distances from other buildings and setbacks, lighting, landscaping, etc. Mr. Schultz believes he will be ready with that information for the April 15th meeting.

The board reviewed the amended site plan for the Ivy Ridge Golf Course on Main Rd. There were some additional ponds and the SEQR was amended to indicate that soils would be removed from the property. There is no action needed from the planning board.

Andy motioned to adjourn the meeting at 9:45pm, Terry seconded and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary